

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Aram Ordubegian (SBN 185142) M. Douglas Flahaut (SBN 245558) Annie Y. Stoops (SBN 286325) ARENT FOX LLP 555 West Fifth Street, 48th Floor Los Angeles, CA 90013-1065 Telephone: 213.629.7400 Facsimile: 213.629.7401 aram.ordubegian@arentfox.com douglas.flahaut@arentfox.com annie.stoops@arentfox.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John J. Menchaca, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION	
In re: KATHRYN LYNN PRINTY, Debtor(s).	CASE NO.: 2:19-bk-25098-RK CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: July 21, 2020	Time: 2:30 p.m.
Location: 255 E. Temple Street, Courtroom 1675, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** July 14, 2020

That certain real property commonly known as 17917 Florwood Ave., Torrance,
Description of property to be sold: California (the "Property").

Terms and conditions of sale: The Trustee seeks to sell the Property free and clear of all liens, claims, interests and encumbrances and subject to overbid(s) in accordance with 11 U.S.C. § 363 as set forth in the sale motion filed on June 30, 2020 as Dkt. No. 45 (the "Sale Motion").

Proposed sale price: \$765,000.00, subject to overbid(s).

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): The Property is being sold subject to overbid(s) at an auction to be held on July 21, 2020
at 2:30 p.m., at 255 E. Temple Street, Courtroom 1675, Los Angeles, CA 90012. See Bidding Procedures attached as
Exhibit 1 to the Sale Motion.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

July 21, 2020
2:30 p.m.
Courtroom 1675
255 E. Temple Street
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Annie Y. Stoops
Arent Fox LLP
555 West 5th Street, 48th Floor
Los Angeles, CA 90013-1065
(213) 443-7559
annie.stoops@arentfox.com

Date: 06/30/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

Arent Fox LLP, Gas Company Tower, 555 West Fifth Street, 48th Floor, Los Angeles, CA 90013.

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) **06/30/2020** I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) **06/30/2020**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

JUDGE

Honorable Robert N. Kwan
United States Bankruptcy Court
255 E. Temple Street, Suite 1682
Los Angeles, CA 90012

DEBTOR

Kathryn Lynn Printy
17917 Florwood Avenue
Torrance, CA 90504

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/30/2020

Date

YVONNE LI

Printed Name

/s/ Yvonne Li

Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

M Douglas Flahaut on behalf of Trustee John J Menchaca (TR)
flahaut.douglas@arentfox.com

Dennis E McGoldrick on behalf of Debtor Kathryn Lynn Printy
dmcgoldricklaw@yahoo.com, demcg@demcg.com

John J Menchaca (TR)
jmenchaca@menchacacpa.com, ca87@ecfcbis.com;igaeta@menchacacpa.com

Aram Ordubegian on behalf of Trustee John J Menchaca (TR)
ordubegian.aram@arentfox.com

Annie Y Stoops on behalf of Trustee John J Menchaca (TR)
annie.stoops@arentfox.com, yvonne.li@arentfox.com

United States Trustee (LA)
ustpreion16.la.ecf@usdoj.gov

Mark T Young on behalf of Creditor Courtesy NEF
myoung@donahoeyoung.com

2. SERVED BY UNITED STATES MAIL:

CREDITORS MATRIX

AT&T
P.O. Box 5014
Carol Stream, IL 60197-5014

Bank of America, N.A
P.O. Box 982284
El Paso, TX 79998-2284

Cavalry SPV I, LLC
500 Summit Lake Drive, Ste 400
Valhalla, NY 10595-2321

Cenlar
P.O. Box 77404
Ewing, NJ 08628-6404

CitiBank
P.O. Box 769004
San Antonio, TX 78245-9004

Ditech
P.O. Box 7169
Pasadena, CA 91109-7169

Joseph Leroy Printy
27642 Nugget Drive, #2
Santa Clarita, CA 91387-4285

Shellpoint Mtg Svc
P.O. Box 740039
Cincinnati, OH 45274-0039

Target MasterCard
P.O. Box 673
Minneapolis, MN 55440-0673

The Wolf Firm, A Law Corporation
2955 Main Street, 2nd Floor
Irvine, CA 92614-2528

Employment Development Dept
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

Office of Finance City of Los Angeles
200 N Spring St Rm 101 City Hall
Los Angeles CA 90012-3224

Portfolio Recovery Associates LLC
PO Box 41067
Norfolk VA 23541-1067

TAXING AUTHORITIES

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Los Angeles County Tax Collector
P.O. Box 54018
Los Angeles, CA 90054-0018

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

PROPOSED BUYERS

Farbod Pirshirazi and Atefeh Moradinajm
c/o Ronald Riahi
Peyman's Realty & Investment
433 N. Palm Dr., Suite 501
Beverly Hills, CA 90210